



Goring Road, N11 2BT

This split-level one-bedroom Edwardian conversion is fantastic. The layout over two floors offers a unique and spacious feel. The lounge being on the lower ground floor and open to a fitted kitchen creates a cozy and inviting atmosphere, perfect for relaxation and entertaining. The mezzanine bedroom surrounded by floor-to-ceiling windows which are incomparable, allowing plenty of natural light to flood the space and providing picturesque views. Having a modern bathroom adjacent on the same level adds convenience and functionality to the living space. Moreover, its proximity to both Bounds Green tube and Bowes Park railway stations makes commuting and exploring the area incredibly convenient. Offering it on a furnished basis and being available immediately is an added bonus, making the move-in process smooth and hassle-free. It seems like a fantastic opportunity for someone seeking a stylish and comfortable place to call home in a convenient location.

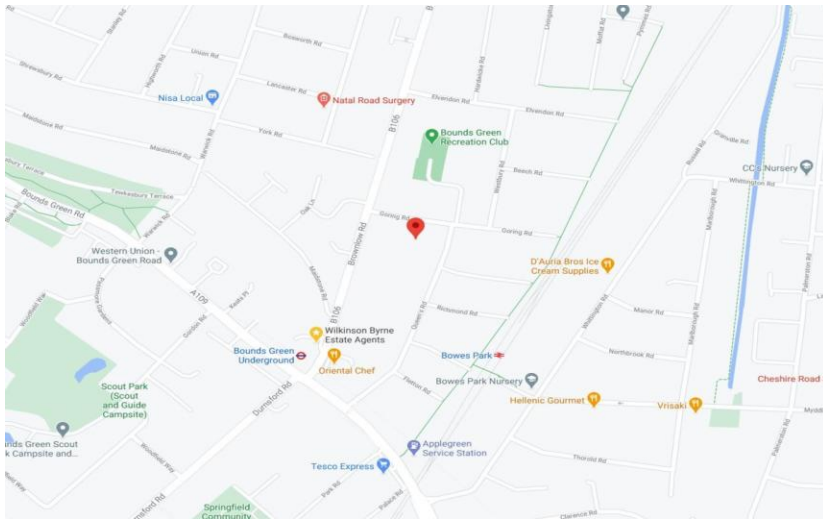
£1,550 pcm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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